

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22179

Property Information

property address: 403 E 21ST ST

legal description: CITY OF BRYAN, BLOCK 44, LOT 8

owner name/address: FLORES, PEDRO & ELIDIA

403 E 21ST ST

BRYAN, TX 77803-4120

full business name:

land use category:

Single-Fam

type of business:

res

current zoning:

C3

occupancy status:

OCC

lot area (square feet):

5750

frontage along Texas Avenue (feet):

lot depth (feet):

115

sq. footage of building:

1620

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

50 feet.

Improvements

# of buildings:

2

building height (feet):

16/12

# of stories:

1/1

type of buildings (specify):

wood frame

building/site condition:

3

buildings conform to minimum building setbacks:

☐ yes ☒ no

(if no, specify)

east side, front

approximate construction date:

accessible to the public:

☐ yes ☒ no

possible historic resource:

☒ yes ☐ no

sidewalks along Texas Avenue:

☐ yes ☐ no

N/A

other improvements:

☒ yes ☐ no

(specify)

chain link fence, carport  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

# of signs:

0

type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no

parking spaces striped: ☐ yes ☒ no

# of available off-street spaces:

4

lot type: ☐ asphalt ☐ concrete

☒ other

dirt

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

N/A

overall condition:

end islands or bay dividers:

☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

N/A

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no

meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: \_\_\_\_\_

**Outside Storage**

☒ yes ☐ no (specify) household items  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no

are dumpsters enclosed: ☐ yes ☐ no

N/A

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one)

residential use

residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

**Other Comments:**

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